

**DRAFT**  
**Zoning Commission**  
**May 12, 2021 – Meeting Minutes**

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**Commissioners Present:**

Will Northern, Chair, District 1  
Wanda Conlin, Vice-Chair, District 8  
Willie Rankin Jr., District 2  
Beth Welch, District 3  
Jesse Gober, District 4  
Rafael McDonnell, District 5  
Sandra Runnels, District 6  
John Aughinbaugh, District 7  
Kimberly Miller, District 9

**Commissioners Absent:**

None

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**Staff Members Present:**

DJ Harrell, Director of Development Services  
Arty Wheaton-Rodriguez, Planning Manager  
Stephen Murray, Senior Planner  
Sevanne Steiner, Senior Planner  
Monica Lafitte, Senior Planner  
Justin Newhart, Historic Preservation Officer  
Sarah Bergman, Planner  
Rebecca Hernandez, Planning Assistant  
Andre Duncan, Planning Assistant  
Melinda Ramos, Sr. Assistant City Attorney Chf  
Rich McCracken, Sr. Assistant City Attorney  
Michael Arthaud, Sr. Engineering Technician

**I. PUBLIC HEARING – 1:00 P.M.**

Mr. Wheaton-Rodriguez explained the procedure to be followed for the Zoning Commission meeting.

**A. CALL TO ORDER**

With a quorum of the Zoning Commission members present, Chair Northern called the regular session of the Fort Worth Zoning Commission to order at 1:00 p.m. on Wednesday, May 12, 2021.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF APRIL 14, 2021.**

Motion: Commissioner Conlin made a motion, seconded by Commissioner Aughinbaugh, that the minutes of the Zoning Commission meeting of April 14, 2021 be approved. Motion passed 6-0.

Video on individual cases can be viewed at the following website.  
[http://fortworthgov.granicus.com/ViewPublisher.php?view\\_id=2](http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2)

**C. CONTINUED CASES**

**1. ZC-21-035 JANE WHITE IRRECOVABLE TRUST  
5301 & 5317 E. First Street (40.67 ac.) CD 4 From: “C” Medium Density Multifamily,  
“E” Neighborhood Commercial, “G” Intensive Commercial To: “I” Light Industrial**

Will Dahlstrom appeared before the Commission in support of ZC-21-035.

The following people spoke in support of this case: Kristopher Arviso

The following correspondence was submitted in support of this request: White Lake Hills NA

Motion: Commissioner Gober made a motion, seconded by Commissioner Conlin, that ZC-21-035 be Approved. Motion passed 6-0.

*Commissioner Runnels joined the meeting at 1:20pm.*

#### **D. NEW CASES**

##### **2. ZC-21-021 VALENTIN TORRES**

**440 - 460 (evens) Haltom Road (20.99 ac.) CD 4 From: "AG To: "I" Light Industrial**

Mayra Torres appeared before the Commission in support of ZC-21-021.

The following correspondence was submitted in opposition of this request: 1 letter

Motion: Commissioner Gober made a motion, seconded by Commissioner Aughinbaugh, that ZC-21-021 be Approved. Motion passed 7-0.

*Commissioners Miller and McDonnell joined the meeting at 1:27pm.*

##### **3. ZC-21-029 MT COLE FAMILY PARTNERSHIP #2, LP**

**14900 - 15200 blocks Blue Mound Road (197.41 ac.) CD 7 From: Unzoned, "AG" Agricultural To: "K" Heavy Industrial**

Eddie Eckart appeared before the Commission in support of ZC-21-029.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner McDonnell that ZC-21-029 be Approved. Motion passed 9-0.

##### **4. ZC-21-036 SHALABAI LLC**

**7201 John T. White Road (1.97 ac.) CD 5 From: "A-43" One-Family To: "A-7.5" One-Family**

*This case was withdrawn by the applicant.*

##### **5. ZC-21-043 CASEY & JENNIFER DEATON**

**12640 Oak Grove Road South (2.99 ac.) CD 6 From: "AG" Agricultural To: "A-5" One-Family**

Jennifer Deaton appeared before the Commission in support of ZC-21-043.

Motion: Commissioner Runnels made a motion, seconded by Commissioner Aughinbaugh, that ZC-21-043 be Approved as amended for A-21 rather than A-5. Motion passed 9-0.

##### **6. ZC-21-044 CHAPEL CREEK DEVELOPMENT CO. LLC**

**10033 Southview Road (1.64 ac.) CD 3 Request: Add Conditional Use Permit for car wash “G” Intensive Commercial**

Robert Petrie appeared before the Commission in support of ZC-21-044, stating that he is willing to revise the site plan for this request to add buffering and revised signage.

Motion: Commissioner Welch made a motion, seconded by Commissioner Runnels, that ZC-21-044 be Approved as amended to include buffering along the southern property line and revised signage in accordance with City Ordinance. Motion passed 9-0.

**7. ZC-21-045 BRAZOS ELECTRIC POWER COOP  
4475 Keller Haslet Road (6.29 ac.) CD 7 From: “A-5” One-Family To: “CF”  
Community Facilities**

Shay Geach appeared before the Commission in support of ZC-21-045.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Runnels, that ZC-21-045 be Approved. Motion passed 9-0.

**8. ZC-21-051 REVIVE COFFEE LLC  
2503 Roosevelt Street (0.35 ac.) CD 2 From: “A-5/DD” One-Family / Demolition Delay  
To: “E/HC” Neighborhood Commercial / Historical & Cultural Overlay**

Cassie Warren appeared before the Commission in support of ZC-21-051.

The following correspondence was submitted in support of this request: Northside NA

Motion: Commissioner Rankin made a motion, seconded by Commissioner Conlin, that ZC-21-051 be Approved. Motion passed 9-0.

**9. ZC-21-053 LYNTON & GENE HOLLOWAY, HOLLOWAY COMPANY  
8605 - 8625 (odds) Old Denton Road (9.66 ac.) CD 4 From: “AG” Agricultural To:  
“CF” Community Facilities**

Kurt Rosene appeared before the Commission in support of ZC-21-053.

The following people spoke in support of this case: Bryan Pennington

Motion: Commissioner Gober made a motion, seconded by Commissioner Aughinbaugh, that ZC-21-053 be Approved. Motion passed 9-0.

**10. ZC-21-055 OCHOA, BURCH, COFER, & STEWART  
8601 - 8637 (odds) Wagley Robertson (58.44 ac.) CD 7 From: “AG” Agricultural To:  
“A-5” One-Family**

Ben Raef appeared before the Commission in support of ZC-21-055.

The following people spoke in opposition of this request: Corey Keller, Kirk Bonds

The following correspondence was submitted in opposition of this request: 2 letters; Bar C Ranch HOA (requesting continuance to allow for additional discussion with surrounding property owners)

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Miller, that ZC-21-055 be Approved. Motion passed 6-3, with Commissioners McDonnell, Runnels, and Conlin voting in opposition.

**11. ZC-21-056 TIMBERWOOD INC. & IGLESIA DE DEIOS PENTECOSTAL MI  
9000 block John T. White Road (10.65 ac.) CD 5 From: "C" Medium Density Multifamily, "F" General Commercial To: PD/C Planned Development for uses in "C" Medium Density Multifamily plus detached multifamily with development regulation standards for opens space and MFD submittal**

Danny Scarth appeared before the Commission in support of ZC-21-056.

The following people spoke in support of this case: Josh Steiger, Devin Huffines, Ann Salyer-Caldwell

The following people spoke in opposition of this request: Jack Salamone, Christian Gooszen, Tonya Monger

The following correspondence was submitted in support of this request: 1 letter, Bentley Village – Waterchase NA; Neighborhoods of East Fort Worth Alliance

The following correspondence was submitted in opposition of this request: 2 letters, petition with 63 signatures (4 letters were also submitted in opposition to prior case ZC-20-086).

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, that ZC-21-056 be Denied with prejudice. Motion passed 6-3 with Commissioners Northern, Rankin, and Aughinbaugh voting in opposition.

**12. SP-21-010 CHISHOLM TRAIL WEST, LLC  
8800 - 9200 blocks Brewer Boulevard (34.01 ac.) CD 6 Request: Submit required site plan for PD1276 and amend development standards pertaining open space, fences, and building orientation and a waiver to MFD submittal.**

Tom Woliver appeared before the Commission in support of SP-21-010.

The following people spoke in support of this case: Michael Doggett, Steve Saxon

The following people spoke in opposition of this request: Jay Disimoni

The following correspondence was submitted in opposition of this request: petition with 58 signatures.

Motion: Commissioner Runnels made a motion, seconded by Commissioner Conlin, that SP-21-010 be Approved. Motion passed 9-0.

**13. ZC-21-057 ROANOKE 35/114 PARTNERS, LP**

**15800 - 15900 blocks Championship Parkway (22.90 ac.) CD 7 From: "K" Heavy Industrial To: PD for all uses in "C" Medium Density Residential plus detached multifamily with development regulations to open space and a waiver to MFD submittal.**

Justin Light appeared before the Commission in support of ZC-21-057.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner McDonnell, that ZC-21-057 be Approved. Motion passed 9-0.

**14. ZC-21-058 SHAUN RIDDLE**

**4025 Marina Drive (1.17 ac.) CD 7 From: "A-5/NASJRB" One-Family / Naval Air Service Joint Reserve Base Overlay To: PD 136 / NASJRB Planned Development 136 increasing the size of the PD and adding single family residence and auto/boat repair with Naval Air Service Joint Reserve Base Overlay**

Justin Light appeared before the Commission in support of ZC-21-058.

The following people spoke in support of this case: Shaun Riddle, Robert Weber

The following people spoke in opposition of this request: Tom Hutchinson

The following correspondence was submitted in support of this request: 3 letters, petition with 24 signatures

The following correspondence was submitted in opposition of this request: 7 letters, North Lake Worth NA

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-21-058 be Approved. Motion passed 9-0.

**15. ZC-21-059 WALSH RANCHES LP**

**Generally 11900 block I-20 (Tarrant County) to 1300 block I-20 (Parker County) (2155.60 ac.) CD 2 From: PD 522, 569, 572, and 573 To: "K" Heavy Industrial To be heard at the May 18th Council Hearing at 10 AM.**

Justin Light appeared before the Commission in support of ZC-21-059.

The following correspondence was submitted in support of this request: 1 letter

Motion: Commissioner Rankin made a motion, seconded by Commissioner McDonnell, that ZC-21-059 be Approved. Motion passed 9-0.

**16. ZC-21-060 DERK & ANNIE CARSON**

**6312 Willard Road (4.39 ac.) CD 5 From: “UR” Urban Residential To: “A-21” One-Family**

Jeff Davis appeared before the Commission in support of ZC-21-060.

The following people spoke in support of this case: Derek Carson

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, that ZC-21-060 be Denied. Motion passed 9-0.

**17. ZC-21-061 ARC CAFEHLD001 LLC**

**4301 South Freeway (0.79 ac.) CD 9 Request: Add Conditional Use Permit for car wash in “E” Neighborhood Commercial**

Robert Petrie appeared before the Commission in support of ZC-21-061.

Motion: Commissioner Miller made a motion, seconded by Commissioner Aughinbaugh, that ZC-21-061 be Approved with site plan amendments to occur prior to City Council consideration including: adherence to the Sign Ordinance, car wash exit being oriented to the west, all vacuums being located to the south and west of the site, and a buffer from the residential zoning to the northeast. Motion passed 9-0.

**18. ZC-21-062 WALSH RANCHES LP**

**2100 block Village Walk Place (26.60 ac.) CD 3 From: PD 522 for single family uses, PD 569 for community center To: PD 522 for single family uses**

Seth Carpenter appeared before the Commission in support of ZC-21-062.

Motion: Commissioner Welch made a motion, seconded by Commissioner McDonnell, that ZC-21-062 be Approved. Motion passed 9-0.

**19. ZC-21-063 ARC HUSSEIN MAHROUQ**

**10300 Forest Hill Everman Road (20.58 ac.) CD6 From: “CR” Low Density Multifamily To: PD/C Planned Development for uses in “C” Medium Density Multifamily plus detached multifamily with development regulation standards to open space requirement and a waiver to MFD submittal.**

Christopher Tysdal appeared before the Commission in support of ZC-21-063.

Motion: Commissioner Runnels made a motion, seconded by Commissioner Conlin, that ZC-21-063 be Approved. Motion passed 9-0.

**20. ZC-21-064 BKR LAND LP AND DOUBLE B LAND LP**

**6400 - 6500 blocks Robertson Road (10.54ac.) CD 7 From: “A-5” One-Family, “E” Neighborhood Commercial To: PD/D Planned Development for all uses in “D” High Density Multifamily plus detached multifamily with development regulation standards to open space, setbacks, bufferyard, building orientation and a waiver to MFD submittal.**

Mark Martinie appeared before the Commission in support of ZC-21-064.

The following people spoke in support of this case: Josh Eadie

The following correspondence was submitted in support of this request: Eagle Ranch POA

The following correspondence was submitted in opposition of this request: 8 letters

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Runnels, that ZC-21-064 be Approved. Motion passed 9-0.

**21. ZC-21-065 LQ DEVELOPMENT, LLC  
6850 NWLOOP 820 Freeway (14.38 ac.) CD 7 From: “G/NASJBR” Intensive  
Commercial / Naval Air Service Joint Reserve Base Overlay Use Zone I Overlay To:  
“I/NASJBR” Light Industrial with Naval Air Service Joint Reserve Base Overlay Use  
Zone I Overlay**

Michael Clark appeared before the Commission in support of ZC-21-065.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner McDonnell, that ZC-21-065 be Approved. Motion passed 9-0.

**Meeting adjourned: 5:33 p.m.**

**5/12/21**

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Stephen Murray, Zoning Administrator  
Development Services Department

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Will Northern, Chair